

# **ENGINEER'S REPORT**

**Prepared for the**

**CITY OF SAN DIEGO**

**Carmel Mountain Ranch  
Maintenance Assessment District**

**Annual Update for Fiscal Year 2004**

**under the provisions of the**

**San Diego Maintenance Assessment District Ordinance  
of the San Diego Municipal Code**

**and**

**Landscape and Lighting Act of 1972  
of the California Streets and Highways Code**

**Prepared by**

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**May 2003**

# **CITY OF SAN DIEGO**

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Dick Murphy

## **City Council Members**

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District 1

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District 5

Michael Zucchet  
District 2

Donna Frye  
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District 8

## **City Manager**

Michael T. Uberuaga

## **City Attorney**

Casey Gwinn

## **City Clerk**

Charles G. Abdelnour

## **City Engineer**

Frank Belock

## **Assessment Engineer**

Boyle Engineering Corporation

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# Engineer's Report Carmel Mountain Ranch Maintenance Assessment District

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## Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the CARMEL MOUNTAIN RANCH MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. \_\_\_\_\_,  
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN  
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

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Charles G. Abdelnour, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

## Executive Summary

**Project:** Carmel Mountain Ranch  
Maintenance Assessment District

**Apportionment Method:** Equivalent Benefit Unit (EBU)

	<b>FY 2003</b>	<b>FY 2004 <sup>(1)</sup></b>	<b>Maximum <sup>(2)</sup> Authorized</b>
<b>Total Parcels Assessed:</b>	3,366	3,366	--
<b>Total Estimated Assessment:</b>	\$263,363	\$273,848	--
<b>Total Number of EBUs:</b>	12,014.82	12,014.82	--
<b>Assessment per EBU:</b>	\$21.92	\$22.79 <sup>(3)</sup>	\$22.79 <sup>(3)</sup>

<sup>(1)</sup> FY 2004 is the City's Fiscal Year 2004, which begins July 1, 2003 and ends June 30, 2004. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

<sup>(2)</sup> Maximum Authorized annual amounts subject to cost indexing provisions set forth in this Engineers Report.

<sup>(3)</sup> Fiscal Year 2003 maximum authorized annual assessment increased by cost indexing factor of 3.95%.

**Proposition 218 Compliance:** The District was re-engineered in Fiscal Year 1999 for compliance with Proposition 218. By a ballot proceeding, majority property owners (56.4% of the weighted vote) approved Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing.

**Annual Cost Indexing:** An increase of assessments, under authority of annual cost indexing provisions, is required for Fiscal Year 2004.

**Bonds:** No bonds will be issued in connection with this District.

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## Background

The Carmel Mountain Ranch Maintenance Assessment District (District) generally includes the area bounded by Interstate 15 on the west, Camino del Norte to the north, and the City of San Diego/City of Poway boundary to the east and south. The District was established in October 1985 (see Resolutions Numbers R-261867 through R-261871) by area developers to provide for maintenance of certain paved and landscaped medians and streetscapes within its boundaries. Continued maintenance of these improvements is an important factor in the implementation and preservation of the "Community Environment, Conservation and Design Element" of the Carmel Mountain Ranch Community Plan, which "establishes a community identity through a consistent focus on topographic character and landscaping."

The improvements comprising the District consist of landscaped and paved medians, landscaped parkways and a limited number of landscaped slopes. The purpose of the District is to provide for the maintenance of these improvements. In Fiscal Year 1989 the District improvements were completed triggering the initial levy of District assessments.

The District was re-engineered in Fiscal Year 1999 for compliance with Proposition 218. The City of San Diego (City) retained Lintvedt, McColl & Associates and Boyle Engineering Corporation (Boyle) to prepare an Engineer's Report for the District. By a mail ballot proceeding, property owners approved the re-engineering with 56.4% of weighted votes supporting the proposed assessments.

The Engineer's Report, preliminarily accepted by Resolution Number R-290071 on May 11, 1998, proposed Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing of the maximum authorized assessments.

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## District Proceedings for Fiscal Year 2004

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California

Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Engineer's Report is to update the District budget and assessments for Fiscal Year 2004. The Fiscal Year 2004 assessments proposed within this Engineer's Report represent a 3.95% increase over the previous year's assessments. This increase is under the authority of annual cost indexing provisions approved by property owners. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

### **Bond Declaration**

No bonds will be issued in connection with this District.

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## **District Boundary**

The Boundary Map & Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as Exhibit A.

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## **Project Description**

The project to be funded by the proposed assessments is the maintenance of approximately 185,054 square feet of landscaped street medians, 223,401 square feet of paved street medians, 790,176 square feet of landscaped right-of-ways and adjacent areas, 143,159 linear feet of curbs and gutters, 124,417 square feet of slope areas and 103

decorative median light fixtures. The approximate locations of these improvements are depicted in Exhibit A.

Maintenance activities include, but are not limited to, tree and shrub pruning, irrigation, maintenance and repair of irrigation systems, fertilization, pest control, fungicide or other special treatment, weed control, plant replacement, litter control, gutter sweeping, and cleaning and inspection of light fixtures.

The engineering drawings for the improvements to be maintained by the District are on file at Map Records in the City Engineer's office and are incorporated herein by reference. The specifications for the maintenance to be performed are contained in City Contract Number L3398/01, which is incorporated herein by reference. The specifications are on file with the City Clerk and the Park and Recreation Department and are available for public inspection during normal business hours.

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## **Separation of General and Special Benefits**

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (18.0¢ per square foot of landscaped median and 1.3¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). These allocations are considered to be a "general benefit" to the District. All other maintenance, operation, and administrative costs, which exceed the City's contribution to the public at large, are "special benefits" to the District.

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## **Cost Estimate**

### **Estimated Costs**

Estimated Fiscal Year 2004 annual expenses, revenues, reserves, and assessments (provided by the City) are included as Exhibit B hereto.

### **Annual Cost Indexing**

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by



a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer's report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), as approved by the District property owners in Fiscal Year 1999, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 1999 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. Fiscal Year 2000 was the first year authorized for such indexing. It has been determined that an increase of assessments, as authorized by the cost indexing provisions, is required for Fiscal Year 2004.

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## **Method of Apportionment**

### **Estimated Benefit of Improvements**

The Transportation Element of the City's General Plan and the general policy recommendations found in the Carmel Mountain Ranch Community Plan establish several goals for the community's transportation system. The improvements being maintained by this District are consistent with the plans' goals for safety and pleasing aesthetics.

The major and arterial streets within the District are the backbone of the street network within the community. They serve as the primary access routes for inter-community and intra-community trips and thus serve all parcels within the community. All parcels within the District benefit from the enhancement of these streets and the enhanced

community image provided by the improvements being maintained by the District.

### **Apportionment Methodology**

The total cost for maintenance of the improvements funded by the District will be assessed to the various parcels in proportion to the estimated Equivalent Benefit Units (EBUs) assigned to a parcel, in relationship to the total EBUs of all the parcels in the District.

EBUs for each parcel have been determined as a function of three factors, a Land Use Factor, a Benefit Factor, and a Location Factor, related as shown in the following equation:

$$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor} \times \text{Location Factor}$$

Each of these factors are discussed below.

#### ***Land Use Factor***

Since the improvements to be maintained by the District are primarily associated with the Transportation Element of the General and Community Plans, trip generation rates for various land use categories (as previously established by the City's Transportation Planning Section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates strictly address only vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

The special benefits of landscape improvements maintained by the District are linked to trip generation primarily by the public safety and aesthetic enhancement enjoyed by travelers through the community. Trip generation rates provide the required nexus and basis for assigning ratios of maximum potential benefit to the various land use/zoning classifications as defined by the City's Municipal Code.

Land use/zoning classifications have been grouped with averaged

trip generation rates assigned to establish the Land Use Factors as shown in Table 1.

**TABLE 1: Land Use Factors**

<b>Land Use/Zoning</b>	<b>Code</b>	<b>Land Use Factor</b>
Residential – Detached Single Family	SFD	1.0 per dwelling unit
Residential – Condominium (Attached)	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Commercial – Office & Retail	COM	45.0 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Golf Course	GLF	0.8 per acre
Hospital/Medical Facility	HMF	30.0 per acre
Hotel	HTL	15.0 per acre
Industrial	IND	15.0 per acre
Library	LIB	40.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Developed	PKD	5.0 per acre
Post Office	PST	15.0 per acre
Recreational Facility	REC	3.0 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Utility Facility	UTL	3.0 per acre

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is sometimes permitted, these activities are usually allowed only to the limited extent consistent with the primary purpose of natural preservation. Since this land is essentially “unused” in the customary terms of land use (which relate to human use, not use by nature), the trip generation rate is zero, therefore, the designated Open Space receives no benefit from the Transportation Element and has been assigned a Land Use Factor of zero.

While those traveling streets and roadways enjoy the improvements maintained by the District during their travel, the

actual benefit of this enjoyment accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, parcels in the Street/Roadway category receive no benefit and have been assigned a Land Use Factor of zero.

The Utility Facility category applies to utility infrastructure facilities, such as water tanks, pump stations, electric power transformer stations, etc. Utility company administrative offices are not included in this category.

Zoning regulations allow some Commercial uses in areas of the District that are zoned Industrial. In those areas, parcels were categorized by their apparent *usage*, rather than strictly by their zoning designation.

### ***Benefit Factor***

The Land Use Factor described above reflects the relative intensity of use (or potential use) of the various parcels of land to be assessed. It does not address the relationship of this use to the specific improvements to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of District improvements considered may include some or all of the following: public safety, view corridors and aesthetics, enhancement of community identity, drainage corridors, and recreational potential. As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements maintained.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in Table 2.

**TABLE 2: Benefit Factors by Land Use**

<b>Land Use/Zoning</b>	<b>Public Safety (max. 0.3)</b>	<b>Aesthetics (max. 0.7)</b>	<b>Composite Benefit Factor (max. 1.0)</b>
Residential – All	0.3	0.7	1.0
Commercial – Office & Retail	0.3	0.5	0.8
Educational	0.3	0.3	0.6
Fire/Police Station	0.3	0.5	0.8
Golf Course	0.3	0.1	0.4
Hospital/Medical Facility	0.3	0.3	0.6
Hotel	0.3	0.5	0.8
Industrial	0.3	0.3	0.6
Library	0.3	0.3	0.6
Open Space (designated)	0.3	0.1	0.4
Park – Developed	0.3	0.1	0.4
Post Office	0.3	0.5	0.8
Recreational Facility	0.3	0.3	0.6
Street/Roadway	0.3	0.1	0.4
Undevelopable	0.3	0.1	0.4
Utility Facility	0.3	0.1	0.4

**Public Safety.** All land uses are considered to receive the maximum available benefit from the public safety element of District improvements. Public safety is essential to all land uses, and even to lands, such as designated Open Space, held in stewardship with only incidental human use.

**Aesthetics.** The degree of benefit received from the aesthetic qualities of landscaped and hardscaped roadway medians and rights-of-way maintained by the District varies among land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from the reduced traffic congestion, reduced noise levels, greater separation from traffic and generally more tranquil environment provided by landscaped and hardscaped roadway medians and rights-of-way. Commercial and institutional uses, on the other hand, often thrive on higher densities, greater traffic access, and a higher level of activity in the vicinity of their

enterprises. These uses, accordingly, receive a lesser degree of benefit from the general insulation and separation provided by the aesthetic elements of District improvements.

Lands in the Open Space, Street/Roadway, and Utility Facility categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as enhanced aesthetic quality of other lands in their vicinity does not affect their function, use, or value. Lands in the Golf Course and Park categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as the aesthetic values of these lands are themselves so high that they are little enhanced by those of other lands in their vicinity.

### ***Location Factor***

The Location Factor considers the location of the parcels to be assessed relative to the location of District improvements. Since all parcels in this District may make use of any of the District Improvements in the trips generated by their uses, all parcels in the District are being assigned the same Location Factor of 1.

**TABLE 3: Location Factors by Zone**

Zone	Location Factor	
	FY 2004	Max. Authorized
Zone 1 (ALL)	1.00	1.00

### ***Equivalent Benefit Units (EBUs)***

As described above, the number of Equivalent Benefit Units (EBUs) attributable to each parcel in the District has been calculated, based on the preceding factors, as follows

$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor} \times \text{Location Factor}$
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Based on the above formula, the EBUs calculated for each property, can be found in the Assessment Roll (Exhibit C).

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## Summary Results

The District Boundary is presented in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2004 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2004 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

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Eugene F. Shank, PE C 52792

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Alex Bucher, EIT CA 112628

I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

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Charles G. Abdelnour, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

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Charles G. Abdelnour, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

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SUPERINTENDENT OF STREETS  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

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# **EXHIBIT A**

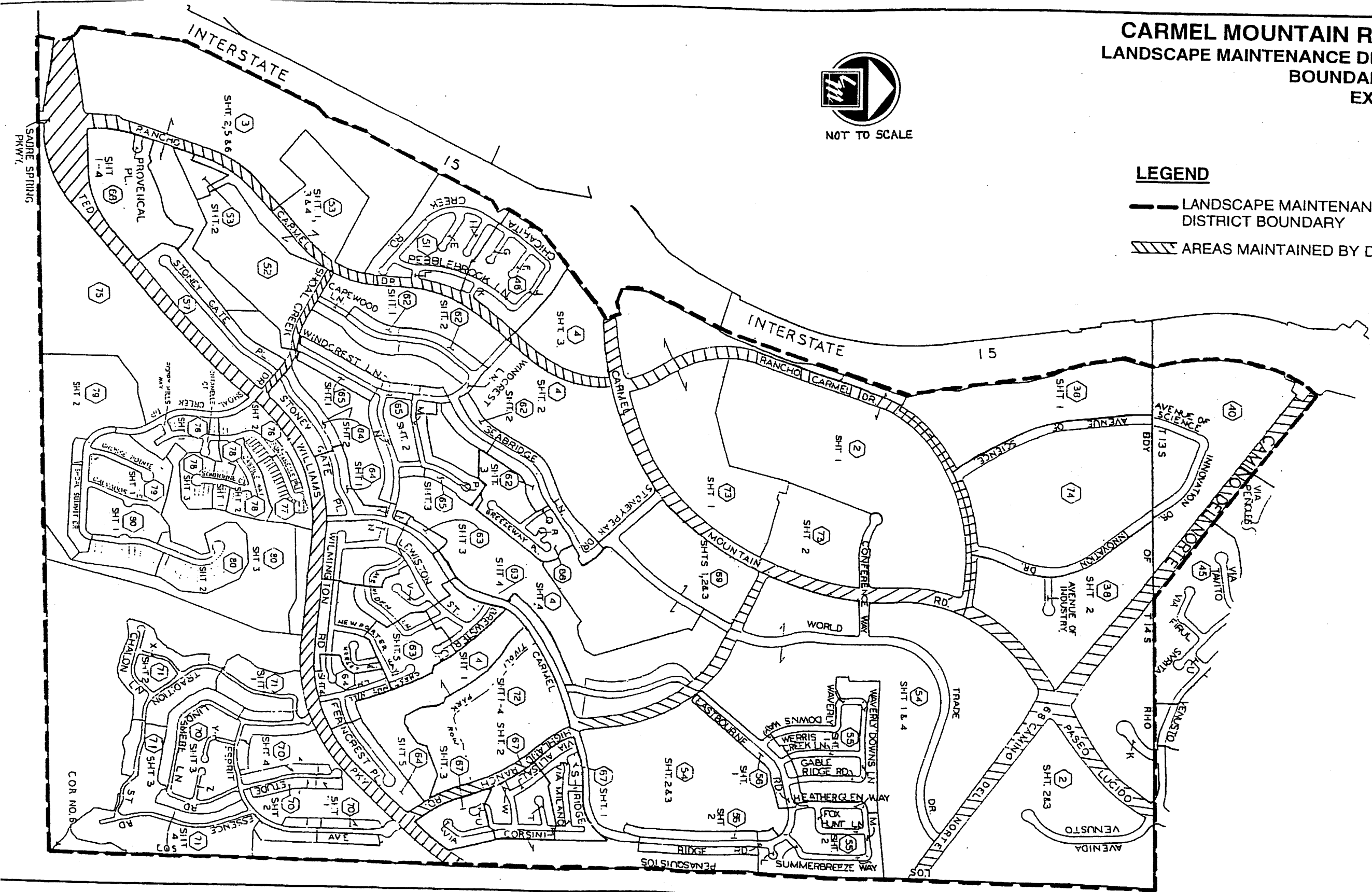
CARMEL MOUNTAIN RANCH  
LANDSCAPE MAINTENANCE DISTRICT  
BOUNDARY MAP  
EXHIBIT A



NOT TO SCALE

LEGEND

- LANDSCAPE MAINTENANCE DISTRICT BOUNDARY
- AREAS MAINTAINED BY DISTRICT



# **EXHIBIT B**

# Maintenance Assessment Districts

Council District: 5  
Fund 70233

Carmel Mountain Ranch

Carmel Mountain Ranch Maintenance Assessment District			
	FY 2002 ACTUAL	FY 2003 BUDGET	FY 2004 PROPOSED
Positions	0.50	0.50	0.50
Personnel Expense	\$ 26,884	\$ 37,559	\$ 37,639
Non-Personnel Expense	237,267	364,134	399,202
<b>TOTAL</b>	<b>\$ 264,151</b>	<b>\$ 401,693</b>	<b>\$ 436,841</b>

The Carmel Mountain Ranch Maintenance Assessment District (District) was established in October 1985 to provide maintenance for landscaped medians, paved medians, landscaped rights-of-way and sloped areas, curbs and gutters and decorative median lighting. The District maintains 185,054 square feet of landscaped medians, 223,401 square feet of paved medians, 790,176 square feet of landscaped rights-of-way and adjacent areas, 146,156 linear feet of curbs and gutters, 129,667 square feet of landscaped slopes, and 103 decorative median light fixtures.

The Carmel Mountain Ranch Maintenance Assessment District Committee approved the Fiscal Year 2004 Proposed Budget on February 5, 2003.

CARMEL MOUNTAIN RANCH	FY 2003 ESTIMATE	FY 2004 PROPOSED
<b>BALANCE</b>	\$ 127,010	\$ 121,908
<b>Revenue</b>		
Assessments	\$ 263,363	\$ 273,848
Interest	2,500	4,871
City Contributions	27,714 <sup>(1)</sup>	36,214
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 293,577</b>	<b>\$ 314,933</b>
<b>TOTAL REVENUE AND BALANCE</b>	<b>\$ 420,587</b>	<b>\$ 436,841</b>
<b>Expense</b>		
Personnel	\$ 30,196	\$ 37,639
Contractual	175,000	188,000
Incidental	46,043	59,039
Utilities	47,440	53,751
Contingency Reserve	-	98,328
<b>TOTAL EXPENSE</b>	<b>\$ 298,679</b>	<b>\$ 436,841</b>
<b>BALANCE</b>	<b>\$ 121,908</b>	<b>\$ -</b>
<b>Assessment Rate per Equivalent Benefit Unit <sup>(2)</sup></b>	<b>\$ 21.92</b>	<b>\$ 22.79 <sup>(3)</sup></b>

<sup>(1)</sup> In Fiscal Year 2003, the City contributed general benefit of \$27,714 as follows: \$33,310 from Gas Tax for maintenance of 185,054 sq. ft. of landscaped medians at \$0.18 per sq. ft. and \$2,904 from Gas Tax for maintenance of 223,401 sq. ft. of paved medians at \$0.013 per sq. ft. A reduction in the amount of \$8,500 is included in the Fiscal Year 2003 Gas Tax revenue total due to reimbursement from the District to the Environmental Growth Fund as a onetime correction of overpayments from the Environmental Growth Fund to the District from Fiscal Years 2000 and 2001. In Fiscal Year 2004, the City will contribute general benefit of \$36,214 as follows: \$33,310 from Gas Tax for maintenance of 185,054 sq. ft. of landscaped medians at \$0.18 per sq. ft. and \$2,904 from Gas Tax for maintenance of 223,401 sq. ft. of paved medians at \$0.013 per sq. ft.

<sup>(2)</sup> The district contains 12,014.82 Equivalent Benefit Units (EBUs).

<sup>(3)</sup> The assessment increase is based on the San Diego Urban Consumer Price Index (SDCPI-U) of 3.95 percent.

# **EXHIBIT C**

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.